

# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing.  
Describe what is known:

*JW* (ii) *JW* Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

*JW* (ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ **not** received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*. (initial)

(e) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's or Transaction Broker's Acknowledgment (initial or enter "N/A" if not applicable)

*DC* (f) *DC* Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C. 974852d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Joel Wyatt</i>	01/10/2025	_____	_____
<b>Seller</b> <i>Joel D. Wyatt</i>	<b>Date</b>	<b>Purchaser</b>	<b>Date</b>
<i>Melanie Wyatt</i>	1/10/25	_____	_____
<b>Seller</b> <i>Melanie R. Wyatt</i>	<b>Date</b>	<b>Purchaser</b>	<b>Date</b>
<i>Derek W. Carlson</i>	01/10/2025	_____	_____
<b>Agent or Transaction Broker</b>	<b>Date</b>	<b>Agent or Transaction Broker</b>	<b>Date</b>

Property Address: 10722 County Road 8070, West Plains, MO. 65775

Listing No.: \_\_\_\_\_



# Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

10722 County Road 8070 West Plains MO 65775 Howell  
Street Address City Zip Code County

### SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("**Measurements**") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

- Prior appraisal
- Building Plans
- Assessor's Office
- Other \_\_\_\_\_

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

**If exact acreage or square footage is a concern, the Property should be independently measured.**

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

### Brokerage Firm Assisting Buyer

\_\_\_\_\_  
By (Signature) \_\_\_\_\_  
Licensee Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

### Brokerage Firm Assisting Seller

United Country Mo. Ozarks, Inc  
By (Signature) [Signature]  
Licensee Print Name: Derek W. Carlson  
Date: 8/12/25

### The undersigned acknowledge(s) receipt of this Disclaimer:

\_\_\_\_\_  
BUYER Date  
Print Name: \_\_\_\_\_

[Signature] x 1/12/25  
SELLER Date  
Print Name: Joel D. Wyatt

\_\_\_\_\_  
BUYER Date  
Print Name: \_\_\_\_\_

[Signature] x 1/12/25  
SELLER Date  
Print Name: Melanie R. Wyatt

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Effective 1/1/19.

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